



CITY OF ANNAPOLIS HISTORIC PRESERVATION DIVISION

Department of Planning & Zoning

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PUBLIC HEARING

STAFF REPORT AND RECOMMENDATION

Submitted by: Roberta Laynor, Chief of Historic Preservation

February 2, 2021

UPDATE 3/02/21

Updates noted in RED

Application: HPC 2020-251
Agenda: New Business
Meeting Date: February 9, 2021
Continued to: **March 9, 2021**

Property Address:	61 Franklin Street Street
Landmark / Historic District:	Colonial Annapolis National Historic Landmark District
Historic Status:	Contributing
Period of Significance:	Admiral Harry Knox House 1908
Owner:	Peter Schultz, Annapolis
Applicant/Architect:	Maria Groben, Purple Cherry Architects, Annapolis
Contractor:	TBD

PROJECT DESCRIPTION

The applicant is proposing the following additions, renovations, and landscaping to the property:

General

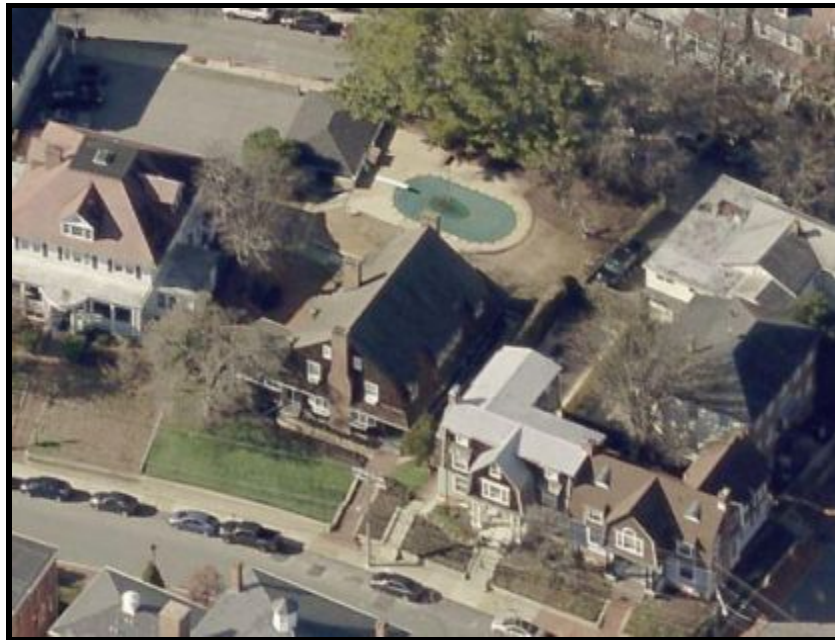
- Replace asphalt/shingle roof on the main house with new cedar shingles.
- Replace shingle siding on the main house with new cedar shingles.
- Replace windows previously replaced with Marvin Ultimate Double Hung TDL sash.

Elevations

- South (front) and west (left): Remove the sun porch on west; replace with a 2-story gambrel roofed addition & new chimney; replace windows previously replaced; relocate 5 integrated diamond-pane windows in dining room to new addition; add side porch behind new addition.
- North (rear): Remove the one-story covered porch; replace with a one-story mudroom addition and open columned porch with french doors; relocate kitchen door to mudroom.
- West (left): Remove the brick patio; replace with the 2-story addition (also viewed from the south) and replace with an open porch (also viewed from the north).
- East (right): Replace windows previously replaced.

Landscape

- Replace the pool with larger 18x40 pool set lower and surrounded with a limestone terrace
- Add a wood pergola with downlights.
- Reduce the size of the existing brick terrace.
- Replace pine trees at the rear with an aerial hedge.
- Remove the wall at the north elevation between pool and house.
- Retain the wall at the property perimeter on the Dean Street side; add intermediary 18"-tall brick wall.
- Add path lights throughout the property.
- Create a terraced front yard with boxwood hedge and low plantings.





61 Franklin Street GIS 2020

HISTORIC DESCRIPTION

An excellent American Queen Anne-Shingle Style house, 61 Franklin Street is two and one-half stories high, two by four bays and is basically rectangular in plan, 40' x 50'. The large gambrel roof faces the street, with a brick exterior chimney separating the facade into two equal parts, each with a small 6/1 window in the attic level, a large 6/6 window at the second floor, and a three part projecting bay unit consisting of triple 9/9 sash. There is an entrance at the left corner of the front facade, and an enclosed porch appended to this area, possibly original. The gambrel roof extends over the first floor at the right side, with an open porch occupying the first bay. The eaves line of the gambrel is expressed at the front facade through the use of a pent roof as a hood over the first floor. The side elevations have shed dormers, one 6/6 sash in the end bays, triple sash in the center bay. The frame on brick foundation structure is shingled, walls and roof.

Russell Wright 1982

The building at 61 Franklin Street was constructed in 1908 for Rear Admiral Harry Knox after his retirement from the United State Navy. The property historically was part of a two-acre estate improved by a late 18th century dwelling that was owned by John Gwinn and then James Shaw Franklin, neither of whom occupied this original three-story building. By the latter part of the 19th century, the property was subdivided and individual lots offered for sale by trustees for the Franklin family. One of the last improvements on this portion of the two-acre parcel along Franklin Street was the imposing Shingle-style wood frame building at 61 Franklin Street. The house, occupied for thirty-six years by Harry and Mary Knox, was sold in 1944 to Judge William McWilliams, who raised ten children in the single-family dwelling that has had only three owners since its construction.

Designed in the Shingle Style, the two-and-a-half-story structure is constructed of wood frame clad in wood shingles and is covered with a character-defining gambrel roof, clad with a combination of wood and asphalt shingles (asphalt on the top slopes, wood on the sides). The gambrel roof features two brick chimneys on the

end walls and an interior chimney, and two shed roof dormers on each of the sides of the roof. The house is sited with its end wall facing the street, with the brick end chimney on center. The principal entry is recessed into an integrated porch at the north corner of the house. A one-story open porch on the southwestern corner of the house was converted into an enclosed "sunroom," but retains the original footprint, roof and walls.

Exterior Description:

The southeast elevation facing Franklin Street is the two-bay-wide gambrel-roofed end wall of the house. The elevation features a brick chimney on center of the wall, with a variety of windows flanking the chimneystack on all floors. The chimney itself is laid in Flemish bond and has rusticated stone shouldering. The chimney cap has been rebuilt from a point below the roofline, clearly discernible in terms of brickwork and mortar color. On the first story, semi-polygonal projecting bays with multi-paned oriel windows atop shingled bases are located to either side of the central chimney. These partial bays have a single canted side wall of multi-paned windows, and a principal, multi-paned window surface. Rather than terminating with another canted wall of windows, the oriel unexpectedly abuts the side wall of the chimney. To the right of the oriel on the right side of the chimney, is an open entry porch, integrated under the gambrel roof, and leading to a recessed entry door. To the left of the oriel on the left side of the chimney is a door next to which is the enclosed porch wing, projecting off of the southwestern elevation of the house. This porch wing is covered with a gable roof, clad with asphalt shingles, and has wood shingled wall surfaces with large banks of plate glass windows filling in what had originally probably been screened. The first-story windows fit snugly under an extended eave of the gambrel roof, created by a kick in the gambrel.

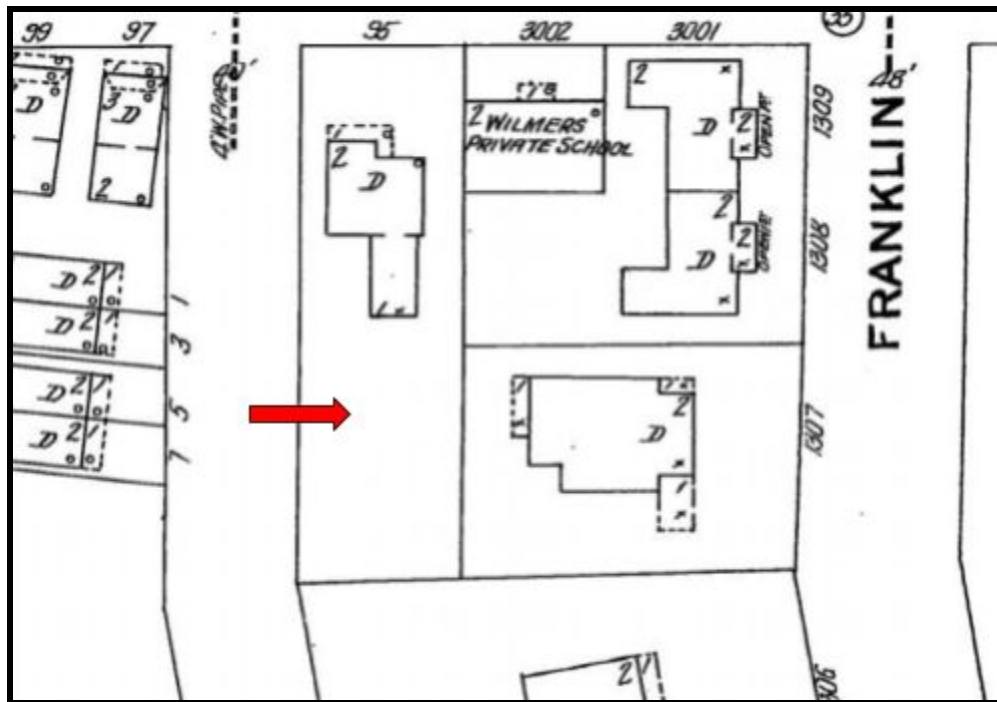
On the second story, two single 6/3 wood windows with narrow molded trim flank the chimney. Small narrow 6/3 windows to either side of the brick shaft light the attic level.

The southwest side elevation of the house is asymmetrical both in terms of massing and fenestration. The western corner of the elevation has been cut away, such that only three of the four bays are covered by the gambrel roof, and the fourth bay terminates in a gable. This detail, which provides for a small corner courtyard area, gives the building its L-shaped footprint. The three bays of the gambrel-roofed section are defined on the first story by what appears to be a bank of 1/1 replacement windows, and on the second story by 6/3 shed dormers in the gambrel roof. A brick chimney stack rises above the dormers on center of the gambrel roof. The western end bay has a single window in the first story and no opening above. The end wall of the gambrel-roof section has a single 6/3 window on both stories.

The truncated northwest end wall of the house features a half-gambrel/half-gable roofline, with a brick end chimney at the ridge line. A small, one-story porch wing projects off this end wall. Single 6/3 windows are located on all three floors on either side of the chimney.

The northeast elevation is five bays long, with four of the bays encompassed under the gambrel roof, and one formed by the gable-roofed extension. The first story has single 6/3 windows cut into the otherwise shingled wall surface, while the second story (in the gambrel) consists of a large central shed dormer with four single windows, flanked by two shingle shed dormers. All of the dormer windows have 6/3 sash.

Tracerics 2001



61 Franklin Sanborn Map 1908 2-story dwelling with 3 open 1-story porches
Other than property boundaries, the house did not change from 1908 through the 1959 Sanborn Map pasteups.

BACKGROUND

The architects met with staff virtually 9/22/20 and 10/23/20 to discuss the project. The architects, landscape architect, staff, and the property owner met on a site visit 11/3/20. The project was presented as a Pre Application at both the 10/13/20 and 12/8/20 Public Hearings, where the Commission determined through a nonbinding opinion at the 12/8/20 meeting that the project is feasible. **The application was presented at the 2/9/21 HPC Public Hearing and continued to the 3/9/21 Public Hearing.**

The 10/13/20 Pre Application was recorded in the minutes as follows:

61 Franklin Street – Maria Groben/Catherine Purple Cherry Architects – Additions, renovations, pool reconstruction, retaining wall, and landscaping.

Ms. Groben acknowledged that nothing presented at this meeting is constituted as an approval or denial of the application. She provided some renderings of the current conditions at 61 Franklin Street. She explained that there used to be an open porch on the structure however, the proposal will add an addition with a playroom to include a master bathroom. The proposal will also complete the gambrel to add on a family room and porch as well as lowering the existing pool.

Chair Leahy summarized that the application for 61 Franklin Street is to demolish an existing porch and add a two story addition, a semi enclosed porch, extension of the rear and the re-grading of back yard and reconstruction of a retaining wall. There is a lot of work to be done on this application as it is not in compliance at this time. The HPC did not have any issues with guidelines C.2 that relates to topography and D.2 as it relates to demolition of the porch; but as it relates to guidelines B.2 and B.6 subordination and massing particularly in the two story component, the HPC had concerns because the application is not compliant as well as the

differentiation of the new components has not been addressed. The HPC looks forward to more details on the replacement of the existing windows and frames for most of the windows. The HPC would like more detail on the retention of a few of the windows and the front door that relate to guideline D.17. There are concerns regarding the demolition of side dormers and the relocation of the character defining lead glass windows which is an ongoing concern. The request for two windows on the front façade to be enlarged and destroy some character defining materials and alter primary façade is not in compliance with D.1 and SOI #2, #9 and #10.

The 12/8/20 Pre Application was recorded in the minutes as follows:

61 Franklin Street – Maria Groben/Purple Cherry Architects – Revised Pre. App. for additions, renovations, pool reconstruction, retaining wall, and landscaping.

Ms. Purple Cherry met with staff and received feedback. Using a PowerPoint presentation, she went over the changes made to the application as the result of HPC feedback regarding the two-story addition and the fireplace design. Ms. Purple Cherry and Ms. Groben discussed the materials and the existing chimney specifically as it relates to differentiation. They both discussed the landscape features of the project explaining the proposal includes the removal of the retaining wall so the applicant is proposing a box of hedges for safety purposes. The proposal also calls to maintain the existing wall on Dean Street and adding more landscape. Ms. Purple Cherry discussed the proposed replacement windows.

Ms. Laynor noted the new landscape features were the outdoor kitchen with a fireplace; the pool area details, and double wall. They received more details for the outdoor dining that is somewhat oversized. The fireplace is “huge and tall” so rises above the fence more specifically the whole area has massive features. She noted that they both appear oversized for the site. Ms. Purple Cherry agreed to have Mr. Campion contact Ms. Laynor directly to discuss the concerns expressed. She also added that the proposal calls to remove and replace the existing garage. Ms. Laynor discussed the two story main addition with the Commissioners and architect as it is designed with multiple panels and is it appropriate according to the Guidelines for that many sections of panels, individual panels or stucco. The HPC should also review the leaded windows that the Applicant’s team moved from the side to the front presenting a false sense of history. The HPC should consider that in moving the addition back, you are losing the original position of the dormers. Ms. Laynor asked how the Applicant plans to differentiate the two chimneys and Ms. Purple Cherry responded that the Applicant is proposing to remove the stone on the existing chimneys. Mr. Tower noted that Applicant’s team have addressed all the points raised at the site visit, the differentiation of the addition is pronounced and the HPC can address the questions regarding the siding. Overall, he sees the changes as progress.

Chair Leahy summarized that the application for 61 Franklin Street is **feasible** due to the changes recently made. The HPC would be interested in the exact material treatment of the addition, need more clarification on the design of the exterior fireplace and the chimney treatment on the house. The HPC looks forward to a full application.

The application presented at the Public Hearing of 2/9/21 was recorded in the minutes as follows:

61 Franklin Street – Maria Groben/Purple Cherry Architects – Construction of a new covered porch addition, renovations to the existing dwelling, regrading and reconfiguration of pool in rear yard (HPC2020-251)

Chair Leahy noted that this application also has some technicalities relating to the zoning that need to be addressed before the HPC can approve the application but will allow the applicant to present its application at

which time the HPC will discuss the completeness of the application. Dr. Scott expressed concern that a major application has so many unanswered questions and unresolved issues especially relating to the site boundary survey. Ms. Purple Cherry responded that they received the list of staff comments with notice that there need to be a turnaround response within 24-48 hours. She responded that 48 hours is not sufficient to address the comments and that the building permit comments do not relate to the HPC. She noted that staff requested that those comments should not be submitted. She also noted that there is a signed and sealed field survey that the Engineer was working on and believes it was provided to Ms. Rouse. Ms. Rouse responded that she has not received a signed and sealed field survey. Ms. Purple Cherry said that it was delivered on January 29, 2021. Ms. Rouse again stated that she had not received the survey.

*Ms. Purple Cherry asked for clarification on the roof subordination and **Chair** Leahy said this will be addressed during deliberation. She asked for further clarification on the subordination of the chimney mass. She acknowledged the chimney as masonry, electric lights as opposed to gas, and the third floor egress window sash encasement are simulated double hung. She noted that additional time is needed to provide the HVAC location. She acknowledged the landscaping comments and height of the pergola was provided. She asked for clarification on the chimney comments from the consulting architect. She discussed the second floor differentiation, She noted that the existing basement foundation and proposed crawl space drawings as well as stormwater plan will be submitted as part of the building permit documents. **Chair** Leahy stated that the HPC cannot approve this application until the zoning application has been approved.*

Staff: *Ms. Laynor noted that she disagrees with the Architect's comments and explained the importance of following her request for the application to be as complete as possible so it could be brought to approval. She further noted that there were times when a quick turnaround was needed because initial responses did not answer questions. She also warned the applicants of the danger of not responding to reviewer comments. She discussed the request to subordinate the roof on the addition noting that she did request specified metal as a different type of metal. The chimney was changed but still is massive. There were questions on the masonry and the bonding of the chimney. She addressed the applicant's comments on the lights, windows and noted that details for the landscaping have to be provided. The consulting architect suggested making the new chimneys subordinate in scale. She briefly discussed the consulting architect recommendation for a unified differentiation on the siding for more compatibility to the SOI standards. She briefly discussed subordination of the addition to massing, height, scale and detail. She noted that at the time of this meeting, e-Trakit did not indicate receipt of a boundary survey so the zoning application has not been approved. Mr. Tower noted that the materials that are significant for the structure are being moved to new locations presenting a false sense of history specifically the leaded glass windows will be a prominent feature. He discussed the dormers and how they were affected by the two story addition but overall believe this is a worthwhile project.*

Public: *There was no one from the public that submitted comments in favor or opposition so **Chair** Leahy declared the public testimony closed at 8:19pm.*

Commissioners: *The HPC continued the application because it does not comply with the zoning requirements. The HPC suggested that the applicant work with staff on the feedback provided. Ms. Purple Cherry waive the applicant's right to a 45-day ruling.*

EVALUATION

Planning and Zoning (P&Z) Current Planner Jacqueline Rouse reviewed the project 1/11/21 and responded with the following comments:

(1/11/2021 9:28 AM JMR)

Waiting for requested setback analysis for double frontage lot - variances may be required.

Ms. Rouse reiterated her comments on 1/22/21 with the following:

(1/22/2021 3:31 PM JMR)

Property survey and setback analysis required for zoning review.

(1/28/2021 6:56 PM JMR)

Spoke with Maria Groban and Doug Kutcha today and sent follow-up email - have been requesting complete and accurate zoning analysis since December 28th. Comments then posted on 1/11/21 and 1/22/21 reiterating requirement.

Need property survey prepared by a licensed professional surveyor or engineer - this is required for the setback analysis which has been done incorrectly twice. and as previously stated may result in a variance being required - cannot be determined without accurate information.

Other issues may be identified when we have a property survey to review. Will accept an email pdf HOWEVER - must also submit a to scale version of the survey.

Zoning approval will not be given without this information.

Staff Note: Revision 2 was received 1/27/21 with average setback calculations for the setback analysis of this double frontage lot. Revision 3 was received 1/29/21 with corrected average setback calculations. The reviewer still awaits a property survey. Applicant has stated that this will be provided during the Zoning review process.

Current Planning Review Update 3/2/21

After reviewing the boundary survey and setback analysis submitted 2/19/21, Ms. Rouse recommended zoning approval of the project.

Planning and Zoning (P&Z) Building Plans Reviewer Ryan Blomeley reviewed the project 1/15/21 and responded with the following comments:

(1/15/2021 6:26 PM RPB)

This proposed project has been reviewed from a life safety and international residential code perspective. Revisions are required:

Provide existing basement foundation drawings and proposed basement foundation drawings so that the proposed structure may be reviewed in a complete context.

Mr. Blomeley reiterated his comments on 1/27/21 with the following:

(1/27/2021 1:22 PM RPB)

This proposed project has been tentatively reviewed from a life safety and international residential code perspective.

Revisions are required: AS PREVIOUSLY REQUESTED...

To be clear I am unable to review this proposed project without the information I have requested as the repercussions of changes required for code compliance determined in the future would actually negate the agency review and approvals you now seek.

Provide existing basement foundation drawings and proposed basement foundation drawings so that the proposed structure may be reviewed in a complete context.

Staff Note: not addressed by the applicant with this HPC Public Hearing Application. Applicant has stated that this will be provided during the Building Permit review process.

Plans Review Update: a foundation plan was provided with Revision 4. Final review will take place during the building permit process at which time the applicant shall submit an HPC Revision Form for Administrative review of all future exterior changes to the building and property not specifically approved with this application. For changes not meeting the criteria for Administrative review, the applicant shall submit an HPC Revision Form for Public Hearing review.

Planning & Zoning (P&Z) Urban Forester Brian Adams reviewed the project 1/28/20 and responded with the following comments:

(1/28/2021 1:53 PM BA)

Chapter 17.09 Trees in Development Areas has not been addressed. Any trees within LOD or within 15' of LOD need to be identified and shown on the plans with their critical root zones. If construction will impact any of these critical root zones then tree protection measures such as fencing, root pruning, etc must also be on the plans. We will also need botanical names and locations of all new plantings being installed.

Mr. Adams also stated on 2/1/20:

(2/2/2021 9:43 AM BA)

Applicant states that 17.09 and tree protection measures will be addressed with the building permit application

Staff Note: not addressed by the applicant with this HPC Public Hearing Application. Applicant has stated that this will be provided during the Building Permit review process.

Additional Staff Note: see tree planting conditions below from a previous HPC Administrative Application approved in May of 2020 (HPC2020-026).

(4/21/2020 1:02 PM BA)

APPLICANT ORIGINALLY REQUESTED REMOVAL OF 8 TREES. APPROVAL IS FOR THE REMOVAL OF 5 TREES (4 PINES AND 1 ELM)

OWNER AGREES TO REPLANT A MINIMUM OF 10 TREES AS MITIGATION FOR THOSE REMOVED. SPECIES OF REPLACEMENT TREES TO BE DETERMINED IN CONSULT WITH CITY FORESTER. REPLACEMENT TREES SHALL BE PLANTED WITHIN ONE YEAR OF PERMIT ISSUANCE AND MUST MEET MINIMUM SIZE REQUIREMENTS AS SPECIFIED ON THE APPLICATION. PER CITY CODE,

APPLICANT IS TO CONTACT THE CITY URBAN FORESTER AT 410.260.2200 X7718 OR EMAIL AT BAADAMS@ANNAPOLIS.GOV TO CONFIRM THAT TREES HAVE BEEN PLANTED AND ARE THRIVING.

**Urban Forester Review Update
(2/24/2021 1:36 PM BA)**

This plan satisfies the mitigation required as part of project HPC2020-026. Planting 10 trees.

Department of Public Works (DPW) Stormwater Engineer Michael Rossberg reviewed the project 1/20/21 and provided the following comments:

(1/20/2021 9:10 AM MR)

Please provide the anticipated limit of disturbance for this project. If the limit of disturbance is greater than 5000 SF, a Grading Permit will be required.

Please provide the anticipated amount of excavation and fill required for this project. If that sum is greater than 100 CY, a Grading Permit will be required.

Mr. Rossberg reiterated his comments on 1/28/21 with the following:

(1/28/2021 8:52 AM MR)

Repeat previous comment. Please provide the following as it is unclear from the plan set provided:

1. Please provide the anticipated limit of disturbance for this project. If the limit of disturbance is greater than 5000 SF, a Grading Permit will be required.

2. Please provide the anticipated amount of excavation and fill required for this project. If that sum is greater than 100 CY, a Grading Permit will be required.

Staff Note: not addressed by the applicant with this HPC Public Hearing Application. Applicant has stated that this will be provided during the Building Permit review process.

Consulting Architect Michael Dowling reviewed the project 2/2/21 and responded with the following comments:

I recommend approval of the application as submitted with the following conditions and observations:

The new chimney design should be subordinate in scale(size) and detail to the relatively simple design of the existing chimneys, which are a primary defining characteristic of the original shingle style house.

I appreciate the differentiation of the proposed additional construction on the second floor and on the first floor by using lap siding to differentiate from the shingle siding, and recommend that the new siding exposure match the existing and that the new siding be finished to match the shingles.

This differentiating lap siding detail should be utilized in all locations of new construction.

I also recommend that the second floor of the proposed addition, currently sided in a panel and trim system, utilize the clapboard siding discussed above. I recommend that the panel and trim system be retained on the first floor.

I also recommend moving the second floor window in the closet to avoid the conflict with the exterior trim between the new and the existing.

HPC Staff reviewed the application **using a strict standard of review** as applicable under the Annapolis City Code, specifically

Section 21.56.060D which states: *The Commission shall be strict in its judgment of plans for landmarks, sites, or structures determined by research to be of historic, cultural, archaeological or architectural significance.*

Additionally, HPC staff reviewed the application following Guidelines referenced in *Building in the Fourth Century: Annapolis Historic District Design Manual* (Design Guidelines) and the *Secretary of the Interior's Standards for Rehabilitation* (SOI Standards). As applicable to this proposal, specific attention was given to the following Guidelines.

DESIGN GUIDELINES

Introduction

The Annapolis Historic District possesses a strong urban character formed by its radial city plan, sloping terrain, and views to the water. Within this unique framework survives an outstanding collection of eighteenth century Georgian houses amidst a setting of nineteenth and twentieth century buildings of diverse styles. For all its diversity, there is a visual unity within the historic district which results from the human scale of the district's buildings and streetscapes. It is this unity which the ordinance seeks to preserve.

Guidelines To Preserve And Enhance Individual Historic Streetscapes

Buildings and landscape elements form walls of outdoor spaces, which become the public halls and reception rooms of the city. Street and sidewalk paving is the flooring of these rooms, and the vegetation and street furniture the furnishings. The historic district ordinance is in place to protect the streetscape from insensitive change. The ordinance discourages the removal of landscape elements and obliteration of the streetscape "walls" by a change in setback, any increase in the height and width of the "walls," removal of the historic human scale, or disruption of the existing order and pattern of rhythm along the street.

Guidelines For Building Design

B.1 Visual Relationships between the Old and New

A new building or addition should visually relate to contributing historic buildings in its immediate neighborhood rather than to buildings in the historic district in general. The "immediate neighborhood" is generally defined as at least ½ block in both directions. A new building or addition should visually relate to contributing historic buildings in its immediate neighborhood rather than to buildings in the historic district in general. The "immediate neighborhood" is generally defined as at least ½ block in both directions. The Historic Preservation Commission will consider the appropriateness of a proposed design for its specific location.

Staff analysis: consistent.

The addition facing Franklin Street is set back four feet from the front plane of the main house. The design is differentiated from the main house, but does not detract from other houses in the immediate ½-block neighborhood.

B.2 New Building Design

*The design of new buildings **and additions** should be compatible with, but not imitate existing historic buildings.*

Staff analysis: consistent.

The design of the additions does not imitate any existing historic building. The proposed project, while creating an even larger footprint on the property, is screened with landscaping from the smaller, more vernacular houses on Dean Street.

B. 3 - Building Height and Bulk

New buildings should respect the bulk and height of neighboring buildings. The facade height and proportions of new buildings should be compatible with the predominant character of other buildings in the streetscape. Building height maximums and bulk regulations are contained in the Annapolis City Code (Sec. 21.56.Art.II). To determine in which height district your property is located, please contact the Department of Planning and Zoning. The City Code reflects the maximum allowable height; however, the HPC may require a lower height based on the specific site and proposed building.

Staff analysis: consistent.

The project complies with code requirements of Height District 1 (22'/32').

B. 4 - Relationship of Facade Parts to the Whole

All parts of a new building facade should be visually integrated as a composition which should relate to adjacent buildings. The facade of a new building or addition should be capped by a cornice relating to the scale and articulation of the proposed facade and other buildings in the immediate neighborhood.

Staff analysis: consistent.

The additions are designed with articulation to blend with the distinctive cornice and overhang of the main house.

B.6 - Size and Massing of Additions

Additions shall be designed to be subordinate to the main part of the building in terms of massing, height, scale and detail. Additions which compete with or obliterate an original structure will not be approved. The historic building should retain its original massing and visual characteristics. Additions that compete in size with original buildings are strongly discouraged. If the addition is large relative to the existing building, it should be designed with setbacks, offsets, hyphens, change of materials, or mediating architectural details relating to the original structure. The addition of projecting bays, oriel windows, or other incompatible additions should be avoided.

Staff analysis: partially consistent. **Revised to Consistent 3/2/21.**

Subordination details have been evolving on this project at the request of Staff and Commission. The west addition is set back and therefore does not obliterate the main structure, but is comparatively large and terminates with a highly articulated, imposing chimney. **The massing of the addition was determined feasible by the Commission in the Pre Application presentation. Chimneys have now been revised as subordinate and differentiated.**

B. 8 - Roof Shapes

Roof shapes on new buildings or additions should visually relate to the roof forms and slopes on neighboring historic buildings. The predominant roof form in the historic district is the gable roof. The most common roof forms on additions were gable and shed. The pitch (slope) of a roof is related to the roof type. Gable roofs should not have less than a 7-in-12 pitch (7 inches of roof rise over a horizontal distance of 12 inches). Steeper roof pitches should be governed by the individual context.

Staff analysis: consistent.

The hip roof of the additions is not uncommon in the Historic District and is compatible, as well as differentiated, from the main house.

B.10 - Prevailing Setbacks

The prevailing setback line at the street should be preserved. The pattern of setbacks surrounding a specific site may be considered as well.

Staff analysis: TBD.

Setback analysis is under review by the Current Zoning Planner and considered incomplete.

B.11 - Building Widths and Spacing

The prevailing relationships of building widths and the spaces between buildings should be respected and preserved.

Where buildings are built out to the side lot lines, new buildings should be built out to side lot lines to maintain the sense of a “wall” along the street. Where buildings are clearly separated from one another by side yards, new buildings and additions to existing buildings should not encroach into the side yard spaces. Where the spacing of buildings and side yards creates a rhythm, new buildings and additions to existing buildings should not alter that rhythm.

Staff analysis: consistent.

Single family dwellings on Franklin Street are clearly separated with side yards; this property will retain side yards.

Guidelines to Facilitate Compatible Landscape and Site Design

C.1 - Landscape Design and Materials

Landscape design and materials should be appropriate for both the streetscape and the building to which they directly relate. The Commission shall be stricter in its criteria for landscaping fronting the public way than for the areas typically considered private landscape areas. Landscape design, materials, and plant preferences have changed over time. Within the historic district, landscaping visible from a public way should be traditional in character, relating to both the building on the site and the streetscape in general.

Staff analysis: TBD. **Revised to Consistent 3/2/21.**

The landscape design is evolving, but incomplete. The landscape features include retaining walls, an aerial hedge, a larger pool with flagstone terrace, a pergola, a separate limestone terrace, a ramped walk to the carport, lawn and planting areas, and fencing. A proposed wall on the front slope has been replaced with a design for a row of boxwoods and traditional low plantings that relate to the historic topography and streetscape. A proposed outdoor kitchen has been eliminated. See other landscape guidelines below.

A revised landscape plan has been submitted with the requested details.

C. 2 - Topographical Features

Historic topographic features should be preserved wherever possible.

To comply with the Secretary of the Interior’s Standards, the relationship of a structure to its site should not be altered except in instances of the restoration of a historic landscape. Documented features may be restored.

Leveling or terracing a lot that was traditionally characterized by a natural hillside is not recommended. All grading for sites over 5,000 square feet requires a permit from the Department of Public Works.

Staff analysis: TBD. **Revised to Consistent 3/2/21. See C.1**

The topography of the front yard will be slightly altered with a dividing row of boxwoods. The topography in the rear (which likely was altered when the existing pool was constructed) will change to create a level surface between house and pool. The applicant has chosen to address the grading permit application requirement by the Stormwater Engineer during the Building Permit review process.

C. 4 - Tree Removal

Mature trees and shrubs should be preserved whenever possible.

Trees cannot be removed without a permit from the Department of Neighborhood and Environmental Programs and the HPC. The historic district is located within the state's Chesapeake Bay Critical Area and any tree that is removed has to be replaced according to a formula based on the size and species of the tree. Replacement may occur either on site or off site.

Staff analysis: TBD. **Revised to Consistent 3/2/21. See C.1**

Trees will need to be identified by species with their relationship to the limits of disturbance, protective measures for the trees, and a planting plan. It should be noted that an HPC Administrative Application to remove 5 trees at the back of the property was approved with a condition to plant 10 new trees (see reviewer comments). It is not clear on the landscape drawings where 10 trees are located that satisfy this condition. The applicant has chosen to address the issues of the Urban Forester during the Building Permit review process.

C. 5 - Retaining Walls

Retaining walls shall be built with traditional masonry materials and methods. Railroad ties, pressure treated lumber, simulated stone and wood are not appropriate for use as retaining walls or as decking.

Staff analysis: consistent. **See C.1**

An existing retaining wall at the Dean Street boundary will be retained. A secondary brick 18"-tall retaining wall will be added to enclose three walls of the pool deck and to enclose the separate terrace.

C. 6 - Fences and Other Landscape Features

Fence designs and site walls for existing buildings should relate to the architectural style of the building.

Fence designs and site walls for new buildings should relate to both the new building and to the predominant style of fencing of neighboring buildings. Arbors, pagodas and other landscape features are subject to HPC review and must be consistent with the overall style of the building. The following fence types are not compatible with historic district landscapes and are not permitted: chain link, vinyl, trek, shadow box/board on board, and stockade. Latticework is an inappropriate component of fence design.

Fences are evaluated in three different categories: front, side and rear locations. Front fences should be low and visually transparent. Side fences should not extend beyond the front plane of the structure and may be higher than the front fence but not substantially alter the historic sense of open spaces between structures. Rear fences should not extend forward of the rear plane of the structure and typically should define the private areas of the landscape.

Fences for pre-1850 buildings should be wood picket or vertical board construction. While Victorian style residences frequently employed elaborate ornamental fence designs, elaborate conjectural designs are discouraged unless clear photographic evidence survives for the proposed design on the affected site.

Staff analysis: consistent. **See C.1**

Wood fences 4-feet high are proposed to face the Franklin Street side of the house and 6-foot wood fences are proposed for the sides. All chain link fences will be replaced with wood fences. A wood pergola with lights is proposed for the corner of the property next to the pool.

C. 7 - Landscape Lighting

Landscape lighting should provide a clear view of any potential obstacles in the environment, such as stairs and pathway intersections, and ensure personal safety. Lighting may be installed to deter trespassers, to enhance security and to illuminate property addresses adequately.

Up-lighting, either on plantings or structures, is not permitted except for public, semi-public or landmark buildings.

Staff analysis: partially consistent. **Revised to Consistent 3/2/21. See C.1**

Staff recommends removing path lights from the front terrace.

Path lights have been removed from the front terrace.

C. 9 - Landscape Plants

Landscape plants should be carefully chosen to relate in size and scale to the building and spaces around the planting area on the site. Landscape plants that are appropriate for the period of the building are encouraged. Plants used for a new building should be compatible with neighboring historic buildings and sites. Use of plant material to screen utility structure is encouraged.

Historical landscape architects and horticultural specialists should be consulted for significant landscapes. Planting styles and designs should approximate the period of the building. Parterres would be appropriate to 18th-century buildings, while foundation plantings would be a 19th-century style.

The ultimate size and massing of the plants must be taken into account, as well as possible adverse effects on historic building materials. The use of native species is encouraged to reduce fertilizer and pesticide use and improve compatibility with local climate conditions. Lists of native plants and historically appropriate plant materials are available from Department of Planning and Zoning staff.

Staff analysis: TBD. **Revised to Consistent 3/2/21. See C.1**

A planting plan was not provided and has been requested by the Urban Forester. The mature height and massing of the aerial hedge should be considered by the Commission as well.

Specific plants have been identified. Carpinus Caroliniana (American Hornbeam aerial hedge) will grow 20-35 feet. The Urban Forester approves of the hedge.

Guidelines To Preserve And Protect Historic Structures And Their Components

D. 1 - Secretary of the Interior's Standards for Rehabilitation

Except where more stringent requirements are stated in these guidelines, all work done on historic buildings should comply with the Secretary of the Interior's Standards for Rehabilitation.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1 *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2 *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3 *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4 *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

8 Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff analysis: partially consistent. **Still partially consistent due to conflicts with SOI-2 and SOI-10.**

Staff does not consider the changes to the defining characteristics of the building, site, and environment as compatible with SOI-2. Character-defining features being altered include removal of two dormers and moving a band of integrated leaded glass windows. The essential form of the historic house would be difficult to restore once the additions have been completed (SOI-10). **These proposals were determined feasible by the Commission in the Pre Application presentation.**

Other Standards have been met in the following manner:

The property continues to be used as a residence. Remaining historic windows and all remaining historic window frames will be restored. Additions and changes will be differentiated from the existing historic design. Archaeological monitoring will be undertaken.

D. 2 - Demolition

Demolition potentially alters the essential character and integrity of the historic district and shall be reviewed strictly. A demolition may be approved by the Commission if one of the following two conditions exists:

- 1. The Department of Public Works orders demolition because of an existing dangerous condition that constitutes an emergency hazard to public safety.*
- 2. The requested demolition will remove an inappropriate addition or incompatible building, and such removal is determined to have no adverse impact on the streetscape and/or overall integrity of the district.*

Staff analysis: consistent.

The removal of the non-contributing sunporch and the rear porch will not have an adverse impact on the streetscape.

D.3 - Preservation of Significant Original Features

Distinguishing original and historic features of historic buildings and their sites shall be preserved.

These features include distinctive stylistic features, examples of skilled craftsmanship, and features such as original siding, roofing material, windows, and doors. The restoration of historic building materials should be completed by craftsmen with specialized skills in building restoration.

Staff analysis: consistent.

The features not affected by additions will be repaired and retained. The leaded glass windows will receive special care during removal, moving, storage, and installation in their new location.

D.4 - Preservation of Historic Alterations

Significant changes to historic buildings and sites which have taken place over time are evidence of the history of the building. Changes which have achieved significance shall be preserved.

Staff analysis: consistent.

The sunroom addition proposed for removal is a non-contributing feature; it was originally an open porch (see Sanborn Map). The 1-story porch at the rear could be original as it is close in size to the Sanborn Map, but is on a less prominent elevation.

D.5 - Repair and Restoration is Preferable to Replacement

Deteriorated historic architectural features shall be repaired unless documentation of deterioration that justifies the replacement of historic material is provided. Alterations to original architectural features should be avoided during the repair process.

Staff analysis: consistent.

The wood shingle siding has deteriorated and will be replaced in entirety.

D.6 - Missing and Deteriorated Components

Missing pieces and components of historic building features which cannot be repaired should be replaced with exact copies. Broken, missing or deteriorated portions of architectural features should be replaced with new materials that exactly replicate the original design of the feature. Missing features should be replaced with accurate replications which are substantiated by physical or pictorial evidence rather than by conjectural designs or designs from other buildings. Where architectural elements, such as doors, are missing, the replacement door should be appropriate to the style of architecture of the building.

Staff analysis: consistent.

The applicant has demonstrated that every effort will be made to replicate broken, missing, or deteriorated architectural features.

D.7 - Cleaning of Historic Buildings

Exterior cleaning of historic buildings shall be done in the gentlest way possible. Destructive techniques such as sandblasting and the use of sealants are not permitted. Wood siding should be cleaned using water and household detergent cleaner, scrubbing the wood work with sponges or natural fiber brushes, followed by a water rinse at garden hose pressure. Brick masonry should be cleaned using a detergent cleaner and water, or if required, using a proprietary masonry cleaner diluted in water, scrubbing with natural fiber brushes, followed by a low pressure water rinse. Cleaning methods that will damage historic building materials shall not be undertaken.

Staff analysis: consistent.

Should any cleaning be required, especially of the historic chimneys, the gentlest means possible must be chosen.

Guidelines For Preserving And Protecting Historic Roof Systems

D. 9 - Protection of Overall Character

Historic roof systems and original roof elements, including steeples, domes, chimneys, dormers, and roof forms and materials, are important visual elements in the Annapolis historic district because of the topography of the city. The roofscapes of buildings at lower elevations are visually prominent from higher elevations, and

waterfront roof-scapes are silhouetted from the water. Alterations that diminish or conceal these character-defining features are discouraged. Roof-top decks are highly visible and are strongly discouraged.
Staff analysis: consistent.

The character-defining configuration of the main roof will be preserved. The infill of the gable end at the rear corner will be differentiated as a change to the existing roof system.

D. 10 - Roofing Materials

Historic roofing materials should be preserved. New or replacement materials should replicate or be compatible with the materials used on the existing structure. Where existing historic roofing materials survive, they should be retained and repaired. If deterioration is extensive and replacement is required, new roofing should match existing historic roofing materials. For flat roofs the choice of replacement roofing materials should be dictated by technical considerations. Selection of the historic roofing material should be based on physical evidence and/or historic photographs. Sheet metal roofing appeared in Annapolis after 1820 and was widely used. If metal roofing survives, it should be retained and repaired as necessary. Only severely deteriorated metal roofing should be replaced with new metal roofing, and any such substitution should be formed from rolled terneplate or copper, depending on the individual building. Pre-formed and field-painted standing seam metal roofing systems similar to historic standing seam roofing are preferable to asphalt shingle roofing.

Staff analysis: consistent.

The roof of the main house, currently a combination of wood shingles and composition shingles, will be replaced with Western Red cedar shingles. See 10a below:

D.10a - Roofing Materials - Additions

Roofing materials used on additions to historic buildings should be compatible with the materials used on the existing structure.

Staff analysis: not consistent. **Revised to Consistent 3/2/21.**

The copper roof proposed for the additions is not recommended as not compatible with the secondary status and subordination of those additions.

Roofing material on additions changed to Freedom Gray.

D. 11 - Dormers

*Historic dormers shall be preserved unless documentation of deterioration that justifies the replacement of historic material is provided. Dormer design, proportions, and placement should be compatible in size, scale, proportion, placement and detail with the historic gable and shed dormers found in the historic district. **New dormers in existing roofs are discouraged.***

Historic buildings in Annapolis frequently employed dormers, either as part of an original design concept

or as an addition to utilize attic space. Pediment dormers were generally used on gable and hipped roof buildings, shed dormers were used on gambrel roof structures, and segmental arch-headed dormers were employed on mansard roofs.

In neighborhoods where shed dormers or segmental arch-headed dormers occur, new designs may be based on existing non-gabled designs provided they relate to the overall scale and proportions of the proposed facade. Dormer placement should be based on historic precedent within the immediate neighborhood of the affected building, and should be set back two feet from the wall below. The total overall width of dormer should be no wider than 1/2 of the overall roof width.

Staff analysis: not consistent. **Still not consistent with the Guideline.**

Two character-defining dormers are being removed to accommodate construction of the west addition. **This proposal was determined feasible by the Commission in the Pre Application presentation.**

Guidelines for Preserving and Protecting Historic Wall Systems

D.13 - Historic Masonry

Historic brick and stone masonry shall be preserved, unless documentation of deterioration that justifies replacement of historic material is provided.

Brick is the prevailing masonry material in the historic district. Using English bond, Flemish bond, common bond, and header bond, Annapolis masons demonstrated great skill and imagination in their brickwork.

Historic masonry requires specialized treatment to be preserved. Repointing is not considered routine maintenance and is therefore subject to HPC review and approval. Although brick units themselves have a long life, mortar joints deteriorate over time and require periodic renewal. Where repointing is required, care should be taken to ensure that the mortar mix selected matches the properties of the original mortar, that the brick is not damaged in the process of removing deteriorated pointing, and that the new mortar matches the color, texture, and tooling of the original mortar. Mortar match approvals by the Historic Preservation Commission will be made only on the basis of test panels applied to actual brickwork.

Staff analysis: consistent.

The crawl space has a stucco finish that will be repaired as necessary to match the existing.

D. 14 - New Masonry

The brickwork of building additions should be compatible with the brickwork of the existing building. The brickwork of new buildings should be compatible with the type and color of brickwork that is prevalent in the immediate neighborhood.

Staff analysis: TBD. **Revised to Consistent 3/2/21.**

Brickwork (bricks, mortar, and bonding) for the new chimneys has not been specified.

Specifications provided for Glen Gery laid in running bond with flush mortar joints.

D.15 - Wall Siding and Trim

The siding used on additions should complement the siding of the existing building. Synthetic substitutes for wood siding and trim are not appropriate in the historic district.

Staff analysis: partially consistent. **Revised to Consistent 3/2/21.**

The shingle siding is a character-defining feature of the shingle style and will be replicated to match exactly.

The Consulting Architect recommends some refinement of the siding to differentiate and unify the new siding locations as follows: *"I appreciate the differentiation of the proposed additional construction on the second floor and on the first floor by using lap siding to differentiate from the shingle siding, and recommend that the new siding exposure match the existing and that the new siding be finished to match the shingles.*

This differentiating lap siding detail should be utilized in all locations of new construction.

I also recommend that the second floor of the proposed addition, currently sided in a panel and trim system, utilize the clapboard siding discussed above. I recommend that the panel and trim system be retained on the first floor."

Siding detail for all additions is now consistent and differentiated.

Guidelines for Preserving and Protecting Windows and Doors

D. 16 - Historic and Replacement Windows and Doors

Historic windows and doors shall be preserved in place unless documentation that justifies replacement of the historic material is provided. Historic windows shall be repaired by means of consolidation, Dutchman repairs and other restoration techniques. When deterioration is too severe for the window or door to be practically restored, new replicate windows or doors shall be fabricated. The new units shall duplicate the historic sashes, glass, lintels, sills, frames and surrounds in design, dimensions, and materials. Existing inappropriate replacements for previously removed features may be replaced with historically appropriate replicas. Vinyl and metal clad replacement windows are not permitted. Sliding glass doors with large uninterrupted sheets of glass are not appropriate.

Staff analysis: partially consistent. **Still partially consistent due to conflict with Guideline.**

The band of 5 integral leaded windows will be moved. **While not compliant with this specific guideline, the proposal was determined feasible by the Commission in the Pre Application presentation as the windows will be carefully removed, moved, stored, and reinstalled in a new location.** Only 5 of the 34 existing sash appear original; they will be restored. Staff wishes to make clear that even where sash have been replaced, many of the frames appear original; the frames should be restored to accommodate new sash. Fourteen existing windows on the side and rear elevation will be removed to accommodate renovations. One historic door will be moved to the new mudroom entry and the main front door will be retained in place. See also D.17, D.18, and D.20.

The consulting architect recommends one change to window location on the rear as follows: “*I also recommend moving the second floor window in the closet to avoid the conflict with the exterior trim between the new and the existing.*”

D. 17 - New Openings in Existing Buildings

New window and door openings in existing exterior walls are discouraged.

The placement and size of window and door openings in a historic building are determinants in the scale, rhythm and formality of a building. New openings in a wall alter those qualities, which established the building's character. Where recent changes have altered original fenestration openings, restoration of the original window placement is encouraged.

Staff analysis: partially consistent. **Still partially consistent due to conflict with Guideline.**

Openings on the front of the house will not change. The west elevation will lose two dormers and receive one new dormer, larger than the third dormer that remains. **The proposal was determined feasible in the Pre Application presentation.**

D.18- Windows and Doors in Additions

Windows and doors in an addition to a historic building should relate to the scale and proportion of original openings in the existing building.

While existing windows do not require duplication in a proposed addition, new windows should be in scale with both the addition and the existing windows. Proposed sash patterns should repeat or be sympathetic to the sash pattern of existing buildings.

Staff analysis: consistent.

See D.16 and D.20.

D.20 - Window Sashes

For new and existing buildings, all proposed sash muntins (glazing bars) should be true muntins, not “snap-in” grids applied to a single sheet of glass. Removable, internal or snap-in window muntins are not permitted, and in no case will any type of removable or internal divider be approved.

In some cases, a simulated divided light window with more compatible muntin profiles may be considered for non-historic window replacement or new additions. This does not include insulated glass windows with highly reflective aluminum or exaggerated muntin widths.

Staff analysis: consistent.

Marvin TDL wood double hung single glazed sash with interior energy panels will replace existing sash previously replaced/resized and will be used for new windows in the additions. Each sash required to meet egress code on the third floor should be designed as a casement with a meeting rail to simulate double hung windows.

Guidelines For Preserving and Protecting Other Historic Building Features

D. 23 - Existing Porches and Stoops

Historic porches and stoops should be preserved in place unless documentation of deterioration that justifies the replacement of historic material is provided. For many vernacular buildings, the front porch is the most important visual and decorative building element in front of a simple building block. For several streetscapes in Annapolis, front porches are the primary architectural feature of the street, articulating a continuous building row into individual dwelling units. The human scale of a porch also reduces the apparent size of a building.

It is important that surviving porches retain their original form and materials. Porches on the front or primary façade shall not be enclosed. Deteriorated porches and stoops should be repaired in kind. Wrought iron replacements of wood posts and railings are inappropriate in Annapolis, as are concrete or brick replacements of steps and platforms. The stoops of eighteenth and early nineteenth century houses were usually constructed of wood with wood steps, while freestanding stairs were more often stone. Replacement porches, stoops, and stairs should be based on physical evidence or historic photographs. Where original elements or historic photographs do not survive, replacement porches and stoops should be simple, without elaborate detailing.

Open porches located on a secondary or rear façade may be enclosed if the design is appropriate and visually relates to the building. Enclosure of second and third floor porches is discouraged. Decks located over historic porches are not permitted.

Staff analysis: consistent.

The existing sunporch replaced an original open porch (see Sanborn Map), is therefore not historic, and will be replaced with a two-story addition. The rear open porch may be historic, but likely changed in fenestration over time, and will be replaced.

D. 24 - Porches on Additions and New Buildings

On blocks where porches or stoops occur on most buildings, new building designs may incorporate porches or stoops that are similar in scale to existing designs.

Proposed additions which include porches should be simple in design and related visually to the existing building and proposed addition. Where a porch is included in a proposed new building design, it should relate visually to the proposed building in the same way as historic additions relate to existing buildings within the

immediate neighborhood. These additions are typically subordinate in scale and material such as a wood addition on a brick house.

Staff analysis: consistent.

A new side porch with square columns, IPE decking, and two French-door entrances will be added on the west elevation.

D. 25 - Chimneys

Historic chimneys shall be preserved unless documentation of deterioration is provided that justifies replacement. If necessary they may be rebuilt as replicas. Chimney placement and design are important architectural features of historic buildings, warranting careful documentation and preservation.

Replacement chimneys in existing buildings should be accurate reproductions of original chimneys, based on physical evidence and historic photographs. Where interior chimneys are removed as part of a proposed alteration, chimneys deemed to be significant by the Commission should be reconstructed at the exterior in order to preserve the exterior historic appearance of the building.

Staff analysis: partially consistent. **Revised to Consistent 3/2/21.**

The historic chimneys will be preserved. Repairs were not noted in the application and will require a Revision if planned. Staff recommends the design for the chimneys proposed for the additions to be revised again as simpler, with less mass, a more subdued cap, and a running bond pattern. Please also note the comment of the Consulting Architect: *"The new chimney design should be subordinate in scale(size) and detail to the relatively simple design of the existing chimneys, which are a primary defining characteristic of the original shingle style house."*

Chimneys have been revised and are designed as subordinate and differentiated.

D. 28 - Use of Contemporary Materials

Use of contemporary synthetic or fiberglass moldings, trim, and columns is not acceptable. Vinyl siding and trim, aluminum siding and trim, and cementitious synthetic wood siding obscure the original character, and may change dimensions of scale defining elements of the building. Synthetic stucco products such as the Exterior Insulation and Finish Systems (EIFS) are not acceptable.

Aluminum engineered wood products and vinyl or plastic siding and trim, along with cementitious synthetic wood products shall be avoided. Materials that seek to replicate historic elements such as contemporary synthetic fiberglass moldings, trim, and columns should be avoided, as well as the use of aluminum, engineered wood, and or vinyl or plastic siding and trim along with cementitious synthetic wood products.

D. 28a - Historic Buildings

Original materials shall be preserved in place where feasible. Deteriorated materials should be repaired rather than replaced. The covering over of original building materials is inappropriate.

Where damaged beyond repair, material should be replaced in accordance with guideline D.6. Replacement elements should match the original in composition, scale and finish. This is especially important around door and window openings.

Staff analysis: consistent.

The architect has specified instructions on the drawings to protect original materials and match original material where replacements are required.

D. 28b - Additions

Materials used in building additions should be compatible with materials used on the existing building, and should be appropriate to the style and consistent with the character of the original building.

Aluminum engineered wood products and/or vinyl or plastic siding and trim, along with cementitious synthetic wood products shall be avoided.

Staff analysis D.28a &b: consistent.

No plastics, composites, or other engineered wood products will be used on exterior portions of this project.

Guidelines To Facilitate Compatible Lighting And Exterior Lighting

D. 29 - Utility Meters and Connections

All applications in which service locations and connections are being modified or installed shall show the proposed service locations. Utility meters and connections mounted on visually prominent walls detract from the historic character of the building and the district. Placement of utility meters, service locations, wires, piping, boxes, and conduits should be in unobtrusive locations. Placement of utility meters on the inside of structures is encouraged where possible.

Staff analysis: consistent.

Specifications and locations for exterior HVAC units, meters, vents, sprinkler connections, and new excavation for utilities will require HPC review.

D. 30 - Exterior Lighting

Exterior lighting should not obscure or cause the removal of historic architectural features. Exterior lighting should not wash over the building façade. It is suggested that utilitarian lighting fixtures be painted the predominant color of the building.

Exterior lighting can be much more than mere passive illumination. Exterior lighting can be an architectural element in and of itself. In general, the primary concern is with the intensity of the light. A certain amount of exterior illumination is required for simple safety reasons (20 cp at 6' - 2 cp at 20' is adequate). Care must be taken that nighttime lighting does not produce inappropriate glare or misdirected light. Lighting which detracts from the appearance of the district is discouraged. Exterior lighting should be simple in character and in scale with the building. Uplighting is generally inappropriate in the historic district.

Staff analysis: consistent.

Staff recommends the lowest possible color rendering index (kelvins) and brightness (lumens) for lighting.

D. 31 - Historic and Reproduction Light Fixtures

Where historic light fixtures survive, they shall be preserved in place unless documentation is provided of deterioration that justifies the replacement of historic material. Reproduction light fixtures should be historically accurate and compatible with the period of the historic building to which they are attached. The scale and finish should not detract from the architectural character of the building.

Although twentieth-century Colonial Revival houses were often built with "period" light fixtures as part of their original design scheme, period lighting is discouraged for other existing buildings unless documented evidence for a particular type of fixture survives. Where period lighting is desired by a building owner, the fixture selected should be a documented period reproduction accurate to the period of the building and the scale of the building wall or element to which it is attached.

Staff analysis: consistent.

There is no lighting evident as historically significant on the house, but fixtures should be specified as electric, not gas (offered as an option in the specification).

D. 32 - Lighting of Additions and New Buildings

Exterior lighting of additions and new buildings should be simple and in scale with the building. New fixtures should be simple, unobtrusive fixtures mounted in a traditional manner. Recessed down lights, if proposed, should be placed to avoid dramatic light patterns on the proposed building facade. Fixtures should be in keeping with the scale and proportions of a proposed facade.

Staff analysis: partially consistent. **Revised to Consistent 3/2/21.**

See D.31 above for the house and additions. Staff recommends eliminating path lighting in the front terrace as not appropriate to simple, unobtrusive, or traditional guidelines for this location.

Path lighting in the front terrace has been eliminated.

Guidelines for Archaeology

E. 1 - Conditions Requiring an Archaeological Study

City preservation staff, in consultation with the Historic Preservation Commission's archeologist, shall evaluate each proposed project to determine whether it meets one or more of the following conditions:

- a. Does the proposed project disturb more than 50 square feet of soil, regardless of the depth of the excavation?*
- b. Does the proposed project disturb a lot with a known archeological site or will it be taking place adjacent to a lot with a known archeological site?*
- c. Does the proposed project cause ground disturbance at a location possessing environmental or historical characteristics indicating a high potential for cultural resources?*

Staff Analysis: requires monitoring for all new excavation, including additions, landscaping, and new utility lines.

STAFF RECOMMENDATION Updated 3/2/21, see below and last page.

The applicant needs to provide the following information to clarify the project. This information will generate changes to the exterior of the house or property. The applicant has chosen to defer addressing review comments of the Plans Reviewer, Current Planner (incomplete), Urban Forester, and Stormwater Engineer until the Current Zoning and Building Permit review stages of the property. Additional review comments by staff are now incorporated in this report as well. The Commission must concur with or disagree with the applicant's strategy. Commissioners should choose clarifications/changes below that they consider applicable to HPC Public Hearing deliberations.

- **Design changes/additional specifications as recommended by staff for HPC review:**
 - further subordinate the roof of both additions from copper to a material suitable for secondary additions; **applicant complied - specification changed to Freedom Gray.**
 - further subordinate the addition chimneys by reducing their mass and ornamentation (see consulting architect recommendation below); **applicant complied - chimneys are subordinate.**
 - specify chimney masonry (brick and mortar); **applicant complied - specifications provided.**
 - specify 3rd-floor egress sash as casements with meeting rail; **applicant complied - detailed on drawings.**
 - provide specifications and locations for HVAC exterior units, meters, vents, sprinkler connection; **applicant complied - not entirely known at this point. Further detail will be reviewed administratively. See condition for future changes.**

-location and dimension of new excavations. **not entirely known at this point. Further detail will be reviewed administratively. See condition for future changes.**

- **Landscape specifications/revisions:**

-provide location of 10 new trees per previous conditional Certificate of Approval; **provided.**

-location of existing trees identified within 15 feet of the limits of disturbance and associated protection measures; **noted.**

-mature height of aerial hedge; **20-35 feet.**

-remove path lights on the front terrace; **removed.**

-planting list with botanical and common names of plants; **provided**

-fence post cap specification; **wood.**

-height of pergola. **9'6"**

Landscape plan updated; trees approved by the Urban Forester. Further detail will be reviewed administratively. See condition for future changes.

- **Consulting architect recommendations:** *"The new chimney design should be subordinate in scale(size) and detail to the relatively simple design of the existing chimneys, which are a primary defining characteristic of the original shingle style house.*

I appreciate the differentiation of the proposed additional construction on the second floor and on the first floor by using lap siding to differentiate from the shingle siding, and recommend that the new siding exposure match the existing and that the new siding be finished to match the shingles.

This differentiating lap siding detail should be utilized in all locations of new construction.

I also recommend that the second floor of the proposed addition, currently sided in a panel and trim system, utilize the clapboard siding discussed above. I recommend that the panel and trim system be retained on the first floor.

I also recommend moving the second floor window in the closet to avoid the conflict with the exterior trim between the new and the existing."

Applicant updated siding of rear addition and main block infill and moved one window.

Applicant chooses to request the panel system as originally designed on the two-story west addition.

- **Plans Reviewer requirement:** Existing basement foundation and proposed crawl space foundation drawings.

Foundation drawings provided. Plans Reviewer will finalize his comments during the Building Permit Review. See condition for future changes.

- **Current Planner requirement:** Certified survey to determine whether a Variance is required. **Boundary survey submitted 2/19/21. Reviewed 3/1/21 by the Current Planner with Revision requested and approved 3/2/21.**

- **Stormwater Engineer requirement:** Grading Permit Application (LOD is more than 5000 sf and excavation is greater than 100 cy).

To be submitted with the Building Permit. See condition for future changes.

Application was continued from the 2/9/21 Public Hearing to the 3/9/21 Public Hearing. See next page for updated Staff Recommendations.

HPC RECOMMENDATION

CONDITIONAL APPROVAL of the proposed project at 61 Franklin Street as consistent with Guidelines B.1, B.2, B.3, B.4, B.6, B.8, B.10, B.11, C.1, C.2, C.4, C.5, C.6, C.7, C.9, D.1 (SOI-1, 2, 3, 4, 5, 6, 8, 9, &10), D.2, D.3, D.4, D.5, D.6, D.7, D.9, D.10, D.10a, D.11, D.13, D.14, D.15, D.16, D.17, D. 18, D. 20, D. 23, D.24, D.25, D.28a & b, D.29, D.30, D.31, D.32 and E.1 with the following:

- **Applicant shall provide a sample panel for any repointing of original brickwork and also arrange for a site visit as work commences to ensure the technique will match the color, texture, and tooling of the original mortar.**
- **Applicant shall coordinate archaeological monitoring with the City's consulting archaeologist for any new excavations.**
- **Applicant shall submit an HPC Revision Form for Administrative review of all future exterior changes to the building and property not specifically approved with this application. For changes not meeting the criteria for Administrative review, applicant shall submit an HPC Revision Form for Public Hearing review.**